

IN RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE (10260 York Road) and, PETITIONS FOR SPECIAL HEARING & VARIANCE (10250 York Road) 8 <sup>th</sup> Election District 3 <sup>rd</sup> Councilmanic District	* BEFORE THE * ZONING COMMISSIONER * OF BALTIMORE COUNTY * Cases Nos. 99-349-SPHXA and * 99-350-SPHA *
Robert E. Frankel Petitioner	

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

These matters come before this Zoning Commissioner for consideration of combined Petitions for Special Hearing, Special Exception and Variance relief filed by the owner of the subject adjacent properties, Robert E. Frankel, through his attorney, Robert A. Hoffman, Esquire. In Case No. 99-349-SPHXA, the Petitioner seeks special hearing, special exception and variance relief for the property known as 10260 York Road (Lot 1). Specifically, a special hearing is sought to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA. In addition, a special exception is requested to permit a used car dealership as a principal use on a single lot of record, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief is sought to permit a side yard setback of 10 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., and to allow vehicles to be displayed in the front yard, 31.5 feet from the front building line, in lieu of the not more than 15 feet permitted, pursuant to Section 238.4 of the B.C.Z.R. In Case No. 99-350-SPHA, the Petitioner requests special hearing and variance relief for the adjacent property known as 10250 York Road (Lot 2). In that case, special hearing relief is also requested to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, and a variance is sought to permit a side yard setback of 8 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R. The subject properties and relief requested are more particularly shown on the two-page site plan which was submitted into evidence and marked as Petitioner's Exhibits 1A and 1B.

RECEIVED BY THE ZONING COMMISSION  
 DATE 6/10/99  
 BY [Signature]

Appearing at the requisite public hearing were Robert E. Frankel, property owner, Bob Capalongo and Scott Rouk, representatives of Morris & Ritchie, Inc., the engineers who prepared the site plan for this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. Also appearing in support of the requests were Rich Giroux and Diane Torn. There were no Protestants or other interested persons present.

This Zoning Commissioner is very familiar with the subject properties, by virtue of my presiding over the development plan hearing and Petitions filed in prior Cases Nos. VIII-613 and 93-201-ASA. At that time, the Petitioner came before me as the Contract Purchaser of the subject property, seeking development plan approval and zoning relief to enable development of Lot 2 with an automobile dealership, which is now operating as Chesapeake Cadillac. The property was originally owned by the AAI Corporation and sold to the Petitioner. The property consists of two adjoining parcels, zoned B.R. Lot 1 contains 1.57 acres in area and Lot 2 contains 2.31 acres in area. In any event, the Petitioner now comes before me seeking additional relief to permit further development on both Lots 1 and 2.

Specifically, the Petitioner proposes to construct a building necessary to accommodate a new Jaguar automobile dealership on Lot 2, which will bear the address 10250 York Road. In addition, the Petitioner proposes to develop Lot 1 with a building necessary to accommodate a used car dealership. An area for new car inventory parking is also planned for Lot 1. As shown on the site plan, the Petitioner's holdings are divided by an access road which leads from York Road to the interior of the property retained by AAI.

In Case No. 99-349-SPHXA, relief is requested to accommodate the Petitioner's proposal for Lot 1 (10260 York Road). Specifically, approval of an amendment to the previously approved site plan is sought as well as special exception and variance relief to permit the used car dealership on Lot 1 as a principal use on a single lot of record. Although Lot 1 is indeed a separate parcel, it is used in conjunction with the business activities on Lot 2. Variance relief is also necessary to permit a side yard setback of 10 feet in lieu of the required 30 feet and to permit used cars to be displayed in the front of the lot as more particularly shown on the site plan.

In Case No. 99-350-SPHA, a special hearing is requested to amend the previously approved site plan in prior Case No. 93-201-ASA to permit construction of a building to house the new Jaguar dealership. Additionally, variance relief is requested for the new car building to permit same to come within 8 feet of the side property line abutting the private road.

It is to be noted that the Bureau of Development Plans Review division of the Department of Permits and Development Management submitted a zoning advisory committee (ZAC) comment, dated April 6, 1999, in which they recommended a denial of the requested variances that would reduce the streetscape landscaping along York Road. Although I considered that comment, the site plan does show sufficient areas for landscaping. Thus, I do not believe the granting of the variance relief will be inconsistent with the neighborhood and surrounding locale.

Upon due consideration of the testimony and evidence presented, I am persuaded to grant the relief requested. In my judgment, development of the two parcels as proposed is appropriate. Thus, an amendment to the previously approved site plan is required to incorporate the desired changes. However, all other terms, conditions, and restrictions of the Order issued in the prior case shall remain in full force and effect. These include, but are not limited to, the restrictions regarding outdoor advertising.,

Pursuant to the advertisement, posting of the properties, and public hearing on these Petitions held, and for the reasons set forth herein, the relief requested shall be granted.

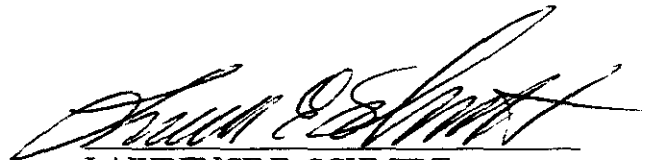
6/6/99  
JES  
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of June, 1999 that the Petitions for Special Hearing, Special Exception and Variance filed In Case No. 99-349-SPHXA to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, a special exception to permit a used car dealership as a principal use on a single lot of record, pursuant to Section 236.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief to permit a side yard setback of 10 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., and vehicles to be displayed in the front yard, 31.5 feet from the front building line, in lieu of the not more than 15 feet permitted, pursuant to Section 238.4 of the B.C.Z.R., for a proposed used car dealership to be located on the

property known as 10260 York Road (Lot 1), in accordance with Petitioner's Exhibits 1A and 1B, be and are hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petitions for Special Hearing and Variance relief filed in Case No. 99-350-SPHA, to approve an amendment to the previously approved site plan in prior Case No. 93-201-ASA, and a variance to permit a side yard setback of 8 feet in lieu of the required 30 feet, pursuant to Section 238.2 of the B.C.Z.R., for a proposed Jaguar dealership to be located on the adjacent property known as 10250 York Road (Lot 2), in accordance with Petitioner's Exhibits 1A and 1B, be and are hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued in prior Case No. 93-201-ASA shall remain in full force and effect.



LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

City of Baltimore  
Date 6/9/99  
By [Signature]





Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 9, 1999

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204


RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION & VARIANCE  
(10260 York Road) and, PETITIONS FOR SPECIAL HEARING & VARIANCE  
(10250 York Road)  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Robert E. Frankel, Petitioner  
Cases Nos. 99-349-SPHXA and 99-350-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception and Variance relief filed in both cases have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Robert E. Frankel  
201 Reisterstown Road, Baltimore, Md. 21208  
Messrs. Bob Capalongo & Scott Rouk  
Morris & Ritchie, Inc., 110 West Road, Suite 245, Towson, Md. 21204  
People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 10250 York Road (Lot 2)

which is presently zoned BR

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

an amendment to the site plan previously approved in Case No. 93-201-ASA.

Property is to be posted and advertised as prescribed by zoning regulations.

I, or we, agree to pay expenses of above Special Exception, advertising, posting, etc. and further agree to and are bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Leasee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney for Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### Legal Owner(s):

Robert E. Frankel

Name - Type or Print

Signature

Name - Type or Print

Signature

201 Reisterstown Road

410-484-8800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

### Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 hrs

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

3/9/99

ORDER RECEIVED FOR FILING  
Case No. 99-350-SPHA  
To be heard  
with 99-349-SPHXA  
REV 9/15/98  
Date  
RV



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10250 York Road (Lot 2)

which is presently zoned

BR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See attached

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at the hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Leasee:

Name -- Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney for Petitioner:

Robert A. Hoffman

Name -- Type or Print

Signature

Venable, Baetjer and Howard, LLP

Company

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### Legal Owner(s):

Robert E. Frankel

Name -- Type or Print

Signature

Name -- Type or Print

Signature

201 Reisterstown Road

410-484-8800

Address

Telephone No.

Baltimore

MD

21208

City

State

Zip Code

### Representative to be Contacted:

Robert A. Hoffman, Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave

(410) 494-6200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

2 hrs

UNAVAILABLE FOR HEARING

Reviewed By

JL

Date

3/9/99

ORDER RECEIVED FOR FILING

Case No. 99-350-SPHA  
Date 3/15/98  
File # 101#79762 v1

To be heard  
with 99-349-  
SPHA

VARIANCE PETITION  
10250 YORK ROAD (LOT 2)

1. Variance from Section 238.2 to permit a side yard setback of 8 feet in lieu of the 30 feet required.

TO1DOCS1/erl01/#79803 v1

ORDER RECEIVED FOR FILING  
DATE 6/9/09  
BY [Signature]

# MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



350

Zoning Description  
Chesapeake Jaguar  
10240-10250 York Road  
Eighth Election District  
Baltimore County, Maryland

Beginning for the same at a point on the west side of York Road, Maryland Route 45, the said point designated as No. 46 on a plat entitled, "3rd Amended Subdivision of AAI Corporation", recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 70, folio 43, the said point being the northeast corner of Lot 2, and the southeast corner of an access easement into the AAI property, the said point being 1,640' ± from the intersection of Industry Lane, thence from the POINT OF BEGINNING so fixed, and binding on the outlines of Lot 2 the following nine courses and distances, viz:

1. South 18°28' 05" East, 454.38 feet,
2. South 74°28' 58" West, 220.06 feet,
3. North 16°51' 05" West, 32.79 feet,
4. North 19°39' 44" West, 106.97 feet,
5. North 17°46' 28" West, 148.43 feet,
6. North 15°16' 21" West, 98.11 feet,
7. 149.78 feet along the arc of a curve to the right, having a radius of 120.00 feet and being subtended by a chord of North 35°46' 31" East, 140.24 feet,
8. North 71°31' 55" East, 75.00 feet,
9. South 63°28' 05" East, 35.36 feet to the POINT OF BEGINNING.

Containing 2.308 acres of land more or less.

BEING all of Lot 2, as shown on a plat entitled "3rd Amended Subdivision of AAI Corporation" recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. 70, folio 43.

MAB:mak's\9600.5\zoning1.des\030999

☐ 139 N. MAIN STREET, SUITE 200  
BELAIR, MARYLAND 21014  
(410) 879-1690 (410) 836-7580  
FAX (410) 879-1820

☒ 110 WEST BROAD, SUITE 245  
TOWSON, MARYLAND 21204  
(410) 822-1630  
FAX (410) 822-1748

☐ 9090 JUNCTION DRIVE, SUITE 9  
ANNAPOLIS JUNCTION, MARYLAND 20701  
(410) 792-9792 (301) 776-1690  
FAX (410) 792-7395

99-350-SPHA

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 062324

350

DATE 3/9/99 ACCOUNT R0016150

AMOUNT \$ 500.00

RECEIVED FROM: VBH

FOR: SPHA

99.350

SPHA

PAYEE RECEIPT

DATE 3/10/1999 3/09/1999 13:08:29

RECEIVED BY CASHIER CLIN CM PRAGER

CR NO. 062324

500.00 (CHECK)

Baltimore County, Maryland

DISTRIBUTION  
WHITE CASHIER PINK AGENCY YELLOW CUSTOMER

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-350-SPHA  
10250 York Road  
W/S York Road, 1640' N of Industry Lane  
8th Election District  
3rd Councilmanic District  
Legal Owner(s): Robert E. Frankel

**Special Hearing:** to approve an amendment to the site plan previously approved in case number 93-201-ASA.

**Variance:** to permit a side yard setback of 8 feet in lieu of the 30 feet required.

**Hearing:** Tuesday, April 27, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/16/99 Apr. 8 C303050

## CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/8/, 1999.

**THE JEFFERSONIAN,**

*S. Wilkinson*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE. Case No 99-350-SPHA

Petitioner/Developer R.E. FRANKEL, ETAL  
C/O ROBERT HOFFMAN, ESQ.

Date of Hearing/Closing 4/27/99 @ 2<sup>00</sup> PM

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention Ms Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at #10250 YORK ROAD

The sign(s) were posted on \_\_\_\_\_

4/11/99  
(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe, 4/11/99  
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE  
(Printed Name)

523 PENNY LANE  
(Address)

HUNT VALLEY, MD. 21030  
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571  
(Telephone Number)

VBH 99-350-SPHA  
#10250 YORK ROAD  
R.E. FRANKEL H-4/27/99 @ 2<sup>00</sup>





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 29, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-350-SPHA  
10250 York Road  
W/S York Road, 1640' N of Industry Lane  
8<sup>th</sup> Election District – 3<sup>rd</sup> Election District  
Legal Owner: Robert E. Frankel

Special Hearing to approve an amendment to the site plan previously approved in case number 93-201-ASA. Variance to permit a side yard setback of 8 feet in lieu of the 30 feet required.

HEARING: Tuesday, April 27, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

c: Robert A. Hoffman, Esquire  
Robert E. Frankel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 12, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
10250 York Road (Lot 2), W/S York Rd,  
1640' N of Industry Ln, 8th Election District,  
3rd Councilmanic

Legal Owners: Robert E. Frankel

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case Number: 99-350-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 29<sup>th</sup> day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY  
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

Barbara Ormord  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6201

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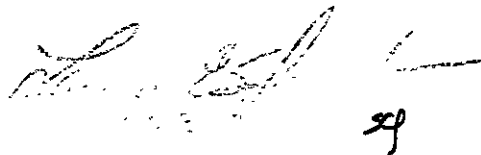
## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-350-SPHA  
10250 York Road  
W/S York Road, 1640' N of Industry Lane  
8<sup>th</sup> Election District – 3<sup>rd</sup> Election District  
Legal Owner: Robert E. Frankel

Special Hearing to approve an amendment to the site plan previously approved in case number 93-201-ASA. Variance to permit a side yard setback of 8 feet in lieu of the 30 feet required.

HEARING: Tuesday, April 27, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 99-<sup>350</sup>~~349~~-SPHA

Petitioner: Robert E. Frankel

Address or Location: 10250 York Rd. (Lot 2)

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Barbara Ormrod

Address: 210 Allegheny Avenue  
Towson, Md 21204

Telephone Number: 410-494-6201

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \*

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 99-350-SPHA

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE: \*

DATE AND TIME: \*

REQUEST: A SPECIAL HEARING TO AMEND THE PREVIOUS SITE PLANS APPROVED  
IN ZONING CASE 93-201-ASA AND A VARIANCE TO PERMIT  
AN 8 FT. SIDE YARD SETBACK IN LIEU OF 30 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

April 22, 1999

Robert A. Hoffman, Esq.  
Venable, Baetjer and Howard, LLP  
210 Allegheny Avenue  
Towson, MD 21204

RE: Case No.: 99-350-SPH  
Petitioner: Frankel  
Location: 10250 York Road

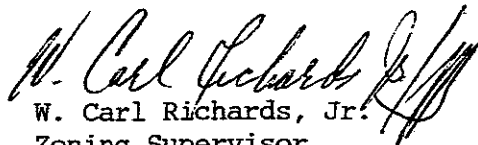
Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 9, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

## INTEROFFICE CORRESPONDENCE

Date: April 6, 1999

SUBJECT: Zoning Advisory Committee Meeting  
for March 29, 1999  
Item No. 350

cc: File

ZONE0329.350

B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:    Zoning Advisory Committee Meeting  
              for March 29, 1999  
              Item Nos. 345, 346, 347, 348, 349,  
              (350) 351, 353, 355

and

Case #99-326 (Additional petition  
for Special Hearing)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0329.NOC





**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

April 5, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: ROBERT E. FRANKEL

Location: DISTRIBUTION MEETING OF MARCH 22, 1999

Item No.: 350                      Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1994 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS 1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development Management

DATE: 3/30/99

FROM: R. Bruce Seeley, Project Manager  
Development Coordination  
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/22/99

The Department of Environmental Protection and Resource Management has  
no comments for the following Zoning Advisory Committee Items:

Item #'s: 346  
348  
349  
350  
351  
355

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

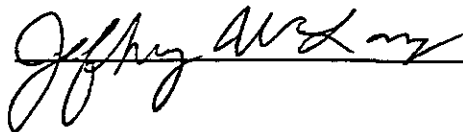
**Date:** April 6, 1999,

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 349 & 350

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: 

AFK/JL



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 3-24-99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 350

JLL

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*[Signature]*  
10 Michael M. Lenhart, Acting Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITIONER(S) SIGN-IN SHEET

ADDRESS

210 Allegheny Ave 2/20/04

10240 YORK RB

10400 York Rd.

110 WEST ROAD, SUITE 245

110 WEST ROAD SUITE 245

3418 BIRCH HOLLOW ROAD 21208



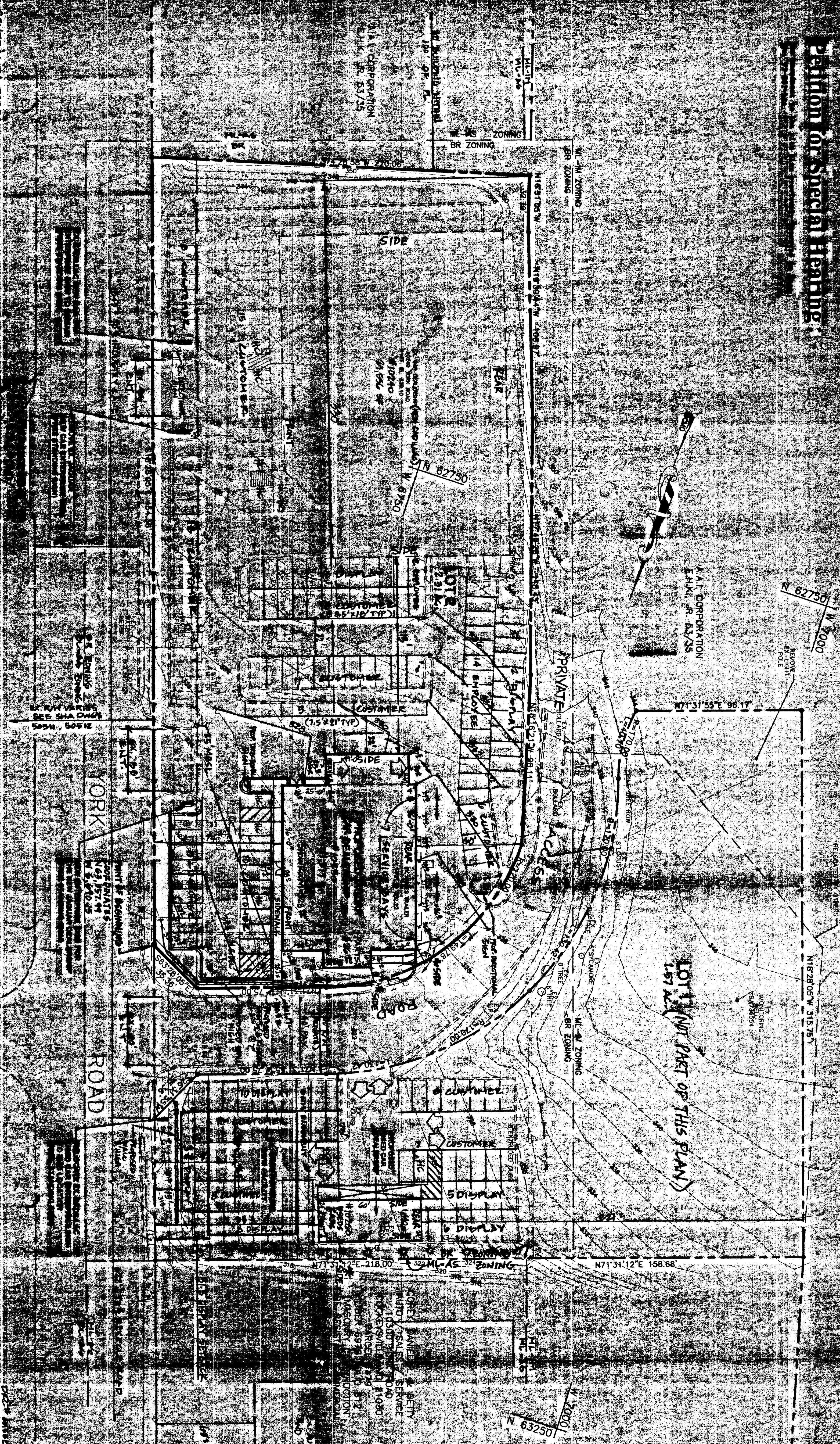
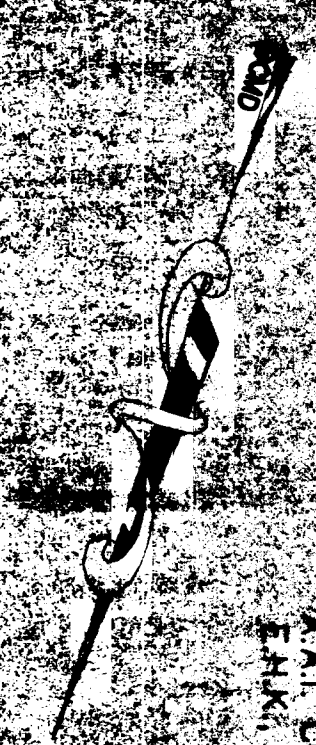






Petition for Variance

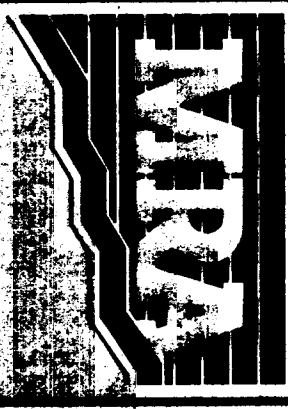
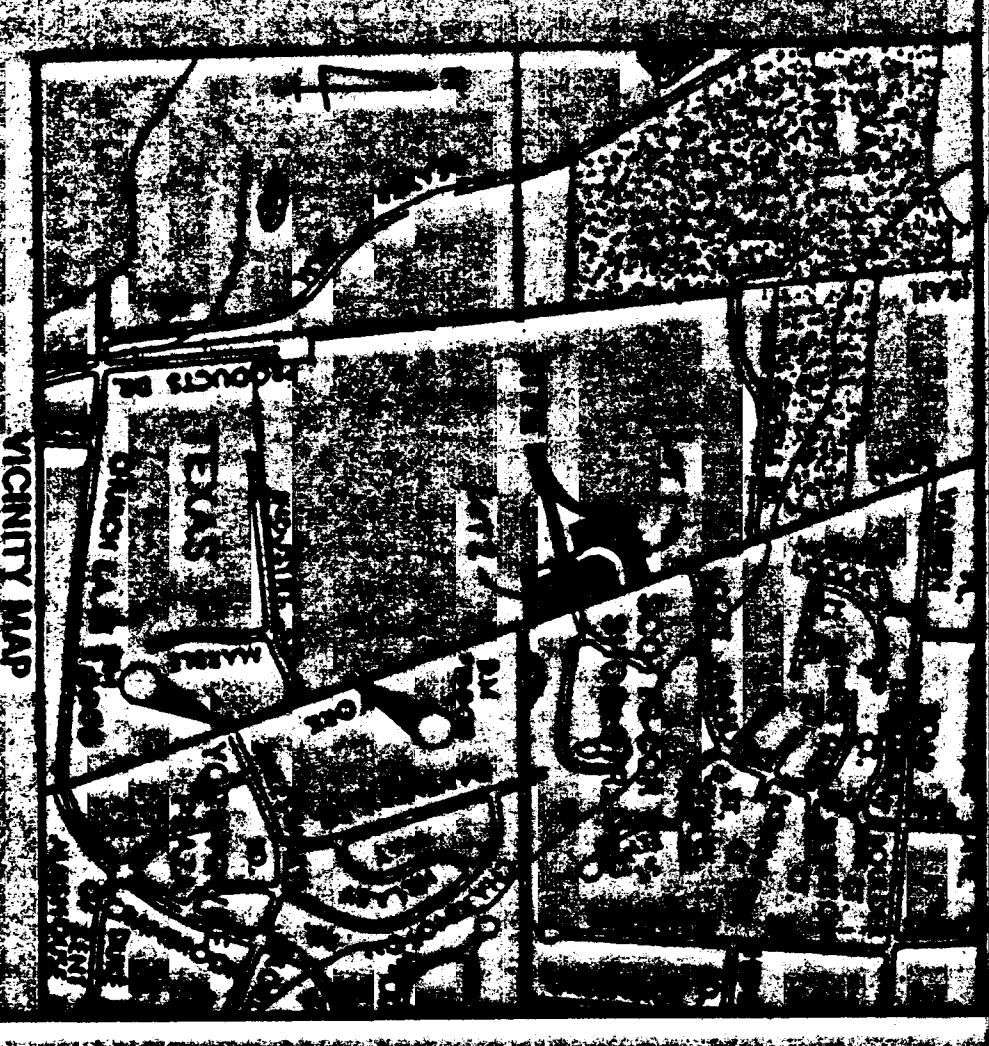
Petition for Special Hearing



LOT 1 (NOT PART OF THIS PLAN)  
1.57 AC.

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
2. THE PROPOSED DEVELOPMENT IS SHOWN ON THE ATTACHED SITE PLAN.  
3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TOWNSHIP BOARD OF SUPERVISORS.  
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**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
70 WEST ROAD SUITE 846  
TOWSON, MARYLAND 21204  
410-821-1800  
FAX 410-821-7148

**CHESAPEAKE JAGUAR**  
JAGUAR PROPERTY



DATE	REVISIONS
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09/28/2005	02
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